



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

January 9, 2023

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Ms. Walsh and duly seconded by Mr. Daniels
Motion passed unanimously: Vote 5-0
(S. Walsh-Aye, T. Daniels-Aye, W. Rosen-Aye, K. Diamond-Aye, R. Cagnetta-Aye)

At a meeting held on December 21, 2022 regarding the Petition of Kingston Turf Farms Realty LLC, 3720 South County Trail, West Kingston RI 02892 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing 782 square foot single-family dwelling and reconstruct a 1,137 square foot dwelling. This parcel of land consists of two (2) single-family dwellings, rendering said lot non-conforming by use. A Special Use Permit is required for any addition, enlargement, expansion, or intensification of non-conforming use. Lot size is 190 acres. A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion, or Intensification) and 907 (Standards of Relief).

Owner of the property is Kingston Turf Farms Realty LLC for premises located at 84A Barbers Pond Road, South Kingstown, Assessor's Map 8, Lot 1 and is zoned R200.

The following individuals spoke as representatives of the applicant:

- Michael Clausen representing applicant

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated November 2, 2022; Owner Authorization signed and notarized November 2, 2022; Floor Plan (1page); Photos (4 pages)
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

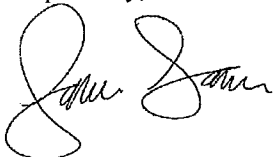
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion, or Intensification) and 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the applicant is demolishing and rebuilding an existing building which will not exceed the 50% size increase limitation set forth in the Ordinance.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency, or catastrophe; ingress and egress is existing.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare, or odor effects of the special use permit on adjoining lots; there is no special need for off street parking on this particular property and there will be no increase in noise, glare, or odor effects.
- (iii) Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; the lot is sufficient in size to accommodate trash, storage and delivery as needed.
- (iv) Utilities, with reference to locations, availability, and compatibility; utilities are already in place and will be upgraded as needed.
- (v) Screening and buffering with reference to type, dimensions, and character; due to the size of the lot and its mixed use screening, and buffering are not applicable.
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable.
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts; the proposal is generally compatible with the surrounding area because the applicant is simply building a new building to replace a severely deteriorated building on a working farm.

Approval is conditional subject to the following conditions:

- There are no conditions upon this decision.

Respectfully,



James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown